Thompson Wentworth

ANNUAL REPORTS

for the financial year to 31/10/2023

Body Corporate 394768

37 Foremans Road, Islington Christchurch 8042

Manager: Mark Wells

	Page
Statement of Financial Performance	1
Detailed Expenses	3
Statement of Financial Position	6
Budget commencing 01/11/2023	7
Levy Schedule commencing 01/11/2023 General	9

Thompson Wentworth

Statement of Financial Performance
for the financial year
to 31/10/2023

Body Corporate 394768 — 37 Foremans Road, Islington Christchurch 8042

Operating Account

	Current period 01/11/2022-31/10/2023	Annual budget 01/11/2022-31/10/2023
Revenue		
Interest--Bank	1,613.24	0.00
Levies Due - Admin	43,626.01	43,626.00
Prior Period Revenue Adjustment-Admin	1,033.87	0.00
Total revenue	46,273.12	43,626.00
Less expenses		
Admin--Body Corporate Management Fees	6,500.00	6,500.00
Admin--Income Tax--Admin	451.68	0.00
Admin--Transfer to Capital Works Fund	35,000.00	35,000.00
Compliance - BWoF (IQP) Inspections	4,278.81	4,004.00
Compliance - BWoF (Systems R&M)	112.64	2,500.00
Insurance--Premiums	28,000.00	28,000.00
Maint Bldg--General Repairs	2,433.27	0.00
Maint Grounds - Yard/Lawns & Gardening	2,300.00	2,622.00
Total expenses	79,076.40	78,626.00
Surplus/Deficit	(32,803.28)	(35,000.00)
Opening balance	46,553.29	46,553.29
Closing balance	$13,750.01	$11,553.29

Long Term Maintenance Fund

	Current period 01/11/2022-31/10/2023	Annual budget 01/11/2022-31/10/2023
Revenue		
Transfer from Admin Fund	35,000.00	35,000.00
Total revenue	35,000.00	35,000.00
Less expenses		
Main Grounds--Line Marking	0.00	1,500.00
Maint Bldg--- Security System	5,750.00	5,000.00
Maint Bldg--Roof	3,987.17	0.00
Total expenses	9,737.17	6,500.00
Surplus/Deficit	25,262.83	28,500.00
Opening balance	10,424.68	10,424.68
Closing balance	$35,687.51	$38,924.68

Thompson Wentworth

Detailed Expenses
for the financial year
from 01/11/2022 to 31/10/2023

Body Corporate 394768 — 37 Foremans Road, Islington Christchurch 8042

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.

Operating Account

Admin--Body Corporate Management Fees 154000

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
28/11/2022	BC Secretarial/Management services - FY 2022-2023	Thompson Wentworth Ltd	6,500.00	Paid	DE	1925	000168
			$6,500.00				

Admin--Income Tax--Admin 152800

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
30/11/2022	Withholding tax paid		35.01	Paid	Oth		97
30/12/2022	Withholding tax paid		37.93	Paid	Oth		98
31/01/2023	Withholding tax paid		32.34	Paid	Oth		99
28/02/2023	Withholding tax paid		23.21	Paid	Oth		100
31/03/2023	Withholding tax paid		26.78	Paid	Oth		101
28/04/2023	Withholding tax paid		25.36	Paid	Oth		102
31/05/2023	Withholding tax paid		31.84	Paid	Oth		103
30/06/2023	Withholding tax paid		37.26	Paid	Oth		104
31/07/2023	Withholding tax paid		47.87	Paid	Oth		105
31/08/2023	Withholding tax paid		55.03	Paid	Oth		106
29/09/2023	Withholding tax paid		47.85	Paid	Oth		107
31/10/2023	Withholding tax paid		51.20	Paid	Oth		108
			$451.68				

Admin--Transfer to Capital Works Fund 157400

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
31/10/2023	Transfer money from Admin fund to Long Term MF		35,000.00		Jnl	7487	
			$35,000.00				

Compliance - BWoF (IQP) Inspections 161600

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
27/01/2023	Qrtrly fee for fire protection (Refund Received)	Fifeshire Pest Control	929.65	Paid	DE	432335	000172
02/02/2023	Refund, Inv#432335 - Fifeshire pest control		(929.65)		Rct	109	
22/03/2023	Qrterly fee for IQP service - April - June 23	FFP Canterbury Limited	929.65	Paid	DE	438214	000177
12/05/2023	Annual fire equipment inspection survey - May 2023	FFP Canterbury Limited	150.65	Paid	DE	443113	000179
15/05/2023	Quarterly fire protection services - Jan - Mar 202	FFP Canterbury Limited	929.65	Paid	DE	432335	000179
21/06/2023	Quarterly fire protection services - Jul - Sep 202	FFP Canterbury Limited	991.93	Paid	DE	445032	000181
03/08/2023	Building Warrant of Fitness	Christchurch City Council	285.00	Paid	DE	292975	000183
22/09/2023	Quarterly fire protection services - Oct - Dec 202	FFP Canterbury Limited	991.93	Paid	DE	451998	000187
			$4,278.81				

Compliance - BWoF (Systems R&M) 165800

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
31/08/2023	Replace battery during annual survey unit1-Jul23	FFP Canterbury Limited	112.64	Paid	DE	450865	000186
			$112.64				

Earthquake Costs Incurred 151900

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
04/10/2023	Cancelled: Structural engineering - work up to 31		(1,033.87)	Cancel	Inv	72192	
31/10/2023	Structural engineering - work up to 31 Aug 2020		1,033.87		Jnl	7489	
			$0.00				
Insurance--Premiums 159100							
17/01/2023	Insurance premium	Respectrum Insurance	28,000.00	Paid	DE		000170
			$28,000.00				
Maint Bldg--Fire Protection--Contract 165801							
05/07/2023	Fire system monitoring - Jun 2023 - Sep 2023		344.83	Cancel	Inv	50852505	
04/10/2023	Cancelled: Fire system monitoring - Jun 2023 - Sep		(344.83)	Cancel	Inv	50852505	
			$0.00				
Maint Bldg--General Repairs 167200							
18/01/2023	Annual subscription Dec22-Nov23	Plan Heaven	153.50	Paid	DE	2272	000169
07/03/2023	Flashing and membrane repair	Unique Roofing Limited	1,015.68	Paid	DE	04000	000174
15/05/2023	FM Support Break fix,roof leak- Mar 2023	Thompson Wentworth Project	437.00	Paid	DE	I000012	000180
06/10/2023	Check what tiles were needed & materials- Sep 2023	JLC Construction Limited	608.59	Paid	DE	INV-05432	000188
31/10/2023	PM support review docs re EQ repair works - Sep 23		218.50	Paid	Inv	I000109	
			$2,433.27				
Maint Grounds - Yard/Lawns & Gardening 178400							
14/11/2022	Garden maintenance - Oct 2022	Tartan Landscape Ltd	218.50	Paid	DE	0773	000167
17/01/2023	Garden maintenance - Nov 2022	Tartan Landscape Ltd	218.50	Paid	DE	0797	000171
04/02/2023	Garden maintenance - Dec 2022	Tartan Landscape Ltd	218.50	Paid	DE	0824	000173
15/03/2023	Garden maintenance - Feb 2023	Tartan Landscape Ltd	109.25	Paid	DE	0874	000176
12/04/2023	Garden maintenance - Mar 2023	Tartan Landscape Ltd	109.25	Paid	DE	INV-0897	000178
26/07/2023	Ground maintenance - Jul 2023	Certified & General Welding	460.00	Paid	DE	INV-41347	000182
28/08/2023	Ground maintenance - Aug 2023	Certified & General Welding	506.00	Paid	DE	INV-41382	000185
16/10/2023	Ground maintenance - Oct 2023	Certified & General Welding	460.00	Paid	DE	INV-41413	000189
			$2,300.00				
		Total expenses	$79,076.40				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Long Term Maintenance Fund

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Maint Bldg--- Security System 278400							
15/03/2023	Install security system cameras	Certified & General Welding	5,750.00	Paid	DE	41223	000175
			$5,750.00				
Maint Bldg--Roof 272800							
22/08/2023	Apron repair - Aug 2023	Unique Roofing Limited	3,987.17	Paid	DE	INV-04068	000184
			$3,987.17				
		Total expenses	$9,737.17				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Thompson Wentworth

Statement of Financial Position

As at 31/10/2023

Body Corporate 394768 — 37 Foremans Road, Islington Christchurch 8042

	Current period	Previous year
Owners' funds		
Operating Account		
Operating Surplus/Deficit--Admin	(32,803.28)	(45,589.18)
Owners Equity--Admin	46,553.29	92,142.47
	13,750.01	46,553.29
Long Term Maintenance Fund		
Operating Surplus/Deficit--Capital Works	25,262.83	10,424.68
Owners Equity--Capital Works	10,424.68	0.00
	35,687.51	10,424.68
Net owners' funds	$49,437.52	$56,977.97
Represented by:		
Assets		
Operating Account		
Cash at Bank--Admin	7,801.14	42,789.81
Receivable--Levies--Admin	6,167.37	4,797.35
	13,968.51	47,587.16
Long Term Maintenance Fund		
Cash at Bank--Capital Works	35,687.51	10,424.68
	35,687.51	10,424.68
Unallocated Money		
	0.00	0.00
Total assets	49,656.02	58,011.84
Less liabilities		
Operating Account		
Creditors--Other--Admin	218.50	1,033.87
	218.50	1,033.87
Long Term Maintenance Fund		
	0.00	0.00
Unallocated Money		
	0.00	0.00
Total liabilities	218.50	1,033.87
Net assets	$49,437.52	$56,977.97

Thompson Wentworth

Approved Budget
to apply from 01/11/2023

Body Corporate 394768 — 37 Foremans Road, Islington Christchurch 8042

Operating Account

	Approved budget	Actual 01/11/2022-31/10/2023	Previous budget
Revenue			
Interest--Bank	0.00	1,613.24	0.00
Levies Due - Admin	46,504.00	43,626.01	43,626.00
Prior Period Revenue Adjustment-Admin	0.00	1,033.87	0.00
Total revenue	46,504.00	46,273.12	43,626.00
Less expenses			
Admin--Body Corporate Management Fees	7,000.00	6,500.00	6,500.00
Admin--Income Tax--Admin	0.00	451.68	0.00
Admin--Transfer to Capital Works Fund	5,000.00	35,000.00	35,000.00
Compliance - BWoF (IQP) Inspections	4,004.00	4,278.81	4,004.00
Compliance - BWoF (Systems R&M)	500.00	112.64	2,500.00
Insurance--Premiums	29,800.00	28,000.00	28,000.00
Insurance--Valuation	1,700.00	0.00	0.00
Maint Bldg - Security	100.00	0.00	0.00
Maint Bldg--General Repairs	1,000.00	2,433.27	0.00
Maint Grounds - Yard/Lawns & Gardening	2,400.00	2,300.00	2,622.00
Total expenses	51,504.00	79,076.40	78,626.00
Surplus/Deficit	(5,000.00)	(32,803.28)	(35,000.00)
Opening balance	13,750.01	46,553.29	46,553.29
Closing balance	$8,750.01	$13,750.01	$11,553.29
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	$4.65		$4.36

Long Term Maintenance Fund

	Approved budget	Actual 01/11/2022-31/10/2023	Previous budget
Revenue			
Transfer from Admin Fund	5,000.00	35,000.00	35,000.00
Total revenue	5,000.00	35,000.00	35,000.00
Less expenses			
Main Grounds--Line Marking	750.00	0.00	1,500.00
Maint Bldg--- Security System	1,000.00	5,750.00	5,000.00
Maint Bldg--Building Improvement	1,500.00	0.00	0.00
Maint Bldg--Roof	0.00	3,987.17	0.00
Total expenses	3,250.00	9,737.17	6,500.00
Surplus/Deficit	1,750.00	25,262.83	28,500.00
Opening balance	35,687.51	10,424.68	10,424.68
Closing balance	$37,437.51	$35,687.51	$38,924.68
Total units of entitlement	10000		10000
Levy contribution per unit entitlement	$0.00		$0.00

Thompson Wentworth

Approved Levy Schedule
to apply from 01/11/2023

Body Corporate 394768 37 Foremans Road, Islington Christchurch 8042

Annual levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Long Term MF Fund	Annual Total	Annual Total
1	1	1429.00	6,645.42	0.00	6,645.42	6,645.42
2	2	1407.00	6,543.11	0.00	6,543.11	6,543.11
3	3	1208.00	5,617.68	0.00	5,617.68	5,617.68
4	4	992.00	4,613.20	0.00	4,613.20	4,613.20
5	5	1677.00	7,798.72	0.00	7,798.72	7,798.72
6	6	1522.00	7,077.91	0.00	7,077.91	7,077.91
7	7	1765.00	8,207.96	0.00	8,207.96	8,207.96
		10,000.00	$46,504.00	$0.00	$46,504.00	$46,504.00